

MINUTES OF REGULAR MEETING SEPTEMBER 26, 2016
EASTON PLANNING AND ZONING COMMISSION

Note: These minutes, prepared to comply with Section 1-225 of the General Connecticut Statutes, is an approximate record of matters discussed and actions taken by the Commission at the meeting, but has not yet been reviewed by the commission for accuracy or completeness and is therefore subject to change or correction.

Chairman, Robert Maquat, called the meeting to order at approximately 7:15pm.

Regular Members present: Robert Maquat, Robert DeVellis, Steve Carlson and Wallace Williams

Regular Member absent: Milan Spisek

Alternate Members present: Ross Ogden and Raymond Martin

Alternate Member absent: Vincent Caprio

For the record: Raymond Martin was appointed to vote for Milan Spisek

ITEMS CONTINUED FROM PREVIOUS MEETINGS :

2. Adirondack Estates, Adirondack Trail – Requests by applicant (Harold Rosnick, Trustee):
 - a. Determination that site and roadway construction complies with State of Connecticut, CT DOT Form 816. Town Engineer, Edward Nagy, was not present. The Chairman noted a memo from Edward Nagy, Director of Public Works, to Planning & Zoning Commission, dated September 26, 2016 which the Chairman read for the record. The Chairman noted a meeting to take place September 28, 2016 among Attorney Rosnick, who was present at tonight's meeting Edward Nagy and O & G Industries. This item will be further discussed at the meeting of October 17, 2016.
 - b. Determination that the street, Adirondack Trail, and improvements have been constructed and completed according to the Town's road ordinances and subdivision regulations with the two noted exceptions and receipt of the as-built map for review. A correspondence had been received from Bruce Bombero, Sr., Deputy Director and Assistant Town Engineer, dated April 7, 2016, revised 7/25/16 and 8/22/16. Mark Ochman was given a copy of this correspondence. This item will be further discussed at the next meeting of October 17, 2016.

ADMINISTRATIVE AND OTHER MATTERS:

Added to the Agenda

Based on e-mails that Chairman Robert Maquat, was copied on from Matthew Ranelli to Attorney Ira Bloom dated September 26, 2016, motion was made by Robert Maquat, seconded by Raymond Martin, to discuss an application submitted on behalf of Saddle Ridge Developers, LLC, by Matthew Ranelli, Shipman & Goodwin, LLP, received by the Planning and Zoning Department on Friday, September 23, 2016. The vote was unanimous, 5-0, motion carried. The Chairman noted that a new application was submitted on behalf of Saddle Ridge with a token fee of \$60.00 submitted with the submission. The Chairman read the e-mail from Matthew Ranelli, as well as the attachment, the Minutes of the Easton Planning and Zoning Commission Meeting of August 11, 2014 which stated the circumstances for which the prior application was accepted in 2014. The Commission discussed the completeness of the application just submitted.

MINUTES OF REGULAR MEETING SEPTEMBER 26, 2016
EASTON PLANNING AND ZONING COMMISSION

ADMINISTRATIVE AND OTHER MATTERS:

Added to the Agenda

The Land Use Director stated that due to timing he had not reviewed the entire application; it contained the basic required elements. The Commission determined by consensus that the application submitted was sufficient to schedule for public hearing pending potential further review. The application was tentatively scheduled for hearing November 28, 2016 subject to review by Town Counsel and payment of the required fee for the submission.

4. Discussion and possible decision on request for Permit for Sale of Christmas Trees at 55 Hayes Street – Present at the meeting was owner/applicant, George L. Stowell. The Chairman noted the following items for the record:
 1. Memo from Police Chief Timothy Shaw dated 9/20/16 with attached report from Police Officer Kinahan with Section 4.2.3 B of the Easton Zoning Regulations.
 2. Application submitted by George L. Stowell 8/24/2016 with attached site plan entitled “Map of Property for George L. & Barbara S. Stowell, Easton, Conn., June 21, 1966”, prepared by The Huntington Company, Engineers & Surveyor, Fairfield, Conn., requesting to sell Christmas trees at 55 Hayes Street.

On motion by Robert Maquat, seconded by Steve Carlson, the Commission found that the parking and reserve parking appeared to be adequate. The Commission also found that the applicant must be in compliance with Sect./Para. 4.2.3 B. of the Easton Zoning Regulations. Therefore, subject to the Easton Police Department report of September 20, 2016 from Police Chief Shaw and the Memorandum from Police Officer Kinahan to Police Chief Shaw dated September 18, 2016, the Commission found that the permit requested to sell Christmas trees appeared to be in compliance with Section 4.2.3 B. and approved the permit to sell Christmas trees noting the 30 day limit listed in the Zoning Regulations. The Commission in its approval also restricted the sale of trees to daylight hours and required compliance with all other zoning regulations including proper signage and noted that the permit is for this year only and must be renewed again next year. The vote was unanimous, 5-0, motion carried.

ITEMS CONTINUED FROM PREVIOUS MEETINGS :

3. Referral from Board of Selectmen regarding the request from the Easton Board of Education to build a bus depot – Discuss feasibility of locating bus depot and service area at Morehouse Civic Park near Samuel Staples Elementary School. The Chairman noted a Memo To The File dated September 26, 2016 Re: Bus Depot as well as a contract that was recently signed between DATTCO Transportation and the Easton, Redding Region 9 Board of Education extending the contract with DATTCO to June 2019. No action was taken on this item as more information is needed.

MINUTES OF REGULAR MEETING SEPTEMBER 26, 2016
EASTON PLANNING AND ZONING COMMISSION

ADMINISTRATIVE AND OTHER MATTERS:

5. Correspondence – The Chairman stated that he had received a copy of an article in the Easton Courier entitled “Sport Hill Farm will sell pumpkins on weekends at Staples”. There was a brief discussion of this item and the conditions that the Planning and Zoning Commission had placed on the property when it allowed the use of farming on the Town-owned property.
3. Receipt of Resubdivision Application 16-02, Map entitled “Silver Hill Estates, #275 & #285 Silver Hill Road, Easton, Connecticut”, Owner: 275 Silver Hill Road, LLC, 6.957 acres, two proposed lots. The Land Use Director stated that this application was the same as one previously submitted and withdrawn and noted that the Zoning Regulations for the Town of Easton specify that there be only one dwelling per lot.

Mr. Hayes noted that in his conversation with Mr. Kimball, it was agreed that he would have to resolve this problem. Mr. Kimball recognized that there was a limit of one dwelling per lot in the Easton Zoning Regulations and that this application was not in compliance with the Regulations. The Chairman stated that there was a problem accepting an application that does not comply and/or is inconsistent with the Zoning Regulations.

The Commission determined by consensus that the application was incomplete and therefore not accepted, as it does not comply with the Zoning Regulations and authorized Mr. Hayes to communicate to Mr. Kimball the inconsistency with the Easton Zoning Regulations and that a new application may be submitted that complies with the Easton Zoning Regulations.

ITEMS CONTINUED FROM PREVIOUS MEETINGS :

1. Update of the draft Zoning Regulations
The Commission continued to review the proposed draft of the update of the Zoning Regulations; their review ended at page 67 and consisted of a few minor changes and questions to be forwarded to the outside consultant, Glenn Chalder, when the review of the draft Zoning Regulations is complete.

PLANNING : Town Plan of Conservation and Development 2016: The Land Use Director, John Hayes, gave a brief update on the progress of the Town Plan and the GIS Mapping. He outlined a draft timeline for completion of a draft of the update of the Town Plan of Conservation and Development 2016.

ADMINISTRATIVE AND OTHER MATTERS

1. Regular Meeting Minutes: September 12, 2016
Motion was made by Steve Carlson, seconded by Wallace Williams, to accept the Regular Meeting Minutes for September 12, 2016 as filed. The vote was unanimous, 5-0, motion carried.

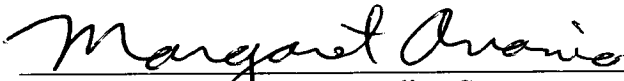
MINUTES OF REGULAR MEETING SEPTEMBER 26, 2016
EASTON PLANNING AND ZONING COMMISSION

ADMINISTRATIVE AND OTHER MATTERS (continued)

1. Special Meeting Minutes: September 19, 2016

Motion was made by Wallace Williams, seconded by Steve Carlson, to accept the Special Meeting Minutes for September 19, 2016 as filed. The vote was unanimous, 5-0, motion carried.

At approximately 9:05pm, motion was made by Steve Carlson, seconded by Raymond Martin, to adjourn the meeting. The vote was unanimous, 5-0, motion carried.



Margaret Anania, Recording Secretary